

Re: [EXTERNAL] Property on W. Steele

Tamara Stanley [REDACTED]

Thu 4/14/2022 6:54 PM

To: McKay, Conor <CTMcKay@srcity.org>

Cc: Jones, Jessica <jjones@srcity.org>

Thank you Conor! WE appreciate the update. I am sure you are aware of the parking concerns. Is there anything I can provide you to be sure you are up to date. Has there been a traffic study done for this site?

So glad you have happy memories of Snoopy's. Please come visit soon & make more!

Cheers - Tamara

Tamara Stanley
General Manager
707.546.7147 x206
1667 W. Steele Lane
Santa Rosa CA 95403



On Apr 14, 2022, at 11:26 AM, McKay, Conor <CTMcKay@srcity.org> wrote:

Hello Tamara,

It is nice to "meet" you, and I appreciate you reaching out. I have many fond memories of time spent at Snoopy's Home Ice.

The applicant has submitted updated project materials, which are attached. The applicant has been provided with an Issues Letter, also attached, prepared by Engineering which resulted from their first review. When the applicant provides a response to these items I will forward those materials as well. Let me know if you have any questions or would like to schedule a call about the project.

Thank you,

Conor McKay (he/his) | **City Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

email signature cropped <[Outlook-4chotyid](#)>

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From: Tamara Stanley <tamara@snoopyshomeice.com>

Sent: Monday, April 11, 2022 7:48 PM

McKay, Conor

From: Leslie G [REDACTED]
Sent: Friday, May 28, 2021 7:38 AM
To: Ross, Adam
Subject: RE: [EXTERNAL] 1650 West Steele Lane Apartments

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Ross – I have read through the materials describing the project at 1650 West Steele Lane and these are my comments.

Not having any background in architecture, land development or current laws and regulations governing residential building projects, my views are as a neighborhood resident. My concerns are about the design concept vis a vis the neighborhood of Steele Lane between Range and Coffey Lane.

This neighborhood is already a busy, fairly densely populated area. On the north side, there's the ice rink, museum and children's park which are well maintained and appealing. The rest of the neighborhood is a hodgepodge of single family homes, duplexes, town houses and apartment buildings.

Meadowood Court is a deadend cul-de-sac, with multiple older apartment buildings. I am not sure of the number of existing units but everyone living there has only one way out onto Steele Lane. The lot is directly behind the Guerneville shopping mall with cars frequently turning into the mall or exiting. All of this is directly before the traffic light at Range.

The lot is currently a mess – completely overgrown with vegetation along the sidewalk and behind the chain link fence that surrounds the lot. There's garbage strewn throughout and a defaced sign describing the project. In other words, an eye sore. The rest of Meadowood Court is not much better.

The State Density Bonus is ill advised when applied to this project. The building design does not fit the lot despite the affordable housing argument. The neighborhood has a high number of homeless people with a large "settlement" along Coffey Lane between Guerneville Road and Steele Lane. How is a market rate project with an affordable rental component going to improve this neighborhood? How much is the proposed market rate rent? Specifically, how does this project house the homeless?

I am not sure what automated two-level parking looks like but if it is dependent upon electricity, then that presents problems during prolonged power outages.

Thank you for the opportunity to have a say.

Kind regards,
Leslie Goss

Leslie M Goss

McKay, Conor

From: Kathleen O'Brien [REDACTED]
Sent: Friday, January 24, 2020 5:51 PM
To: Ross, Adam
Subject: [EXTERNAL] Re: 36 unit complex on West Steele Isne

To Whom It May Concern,

I was hopeful if receiving some information regarding my concerns. Is it possible someone could please reply to my concerns.

Thank you,
Respectfully,
K.O'Brien

On Mon, Jan 20, 2020, 3:07 PM Kathleen O'Brien <[REDACTED]> wrote:

Dear Mr. Ross,

I was unable to attend last week's meeting regarding this project. I live in the condominium complex on Sunleaf Lane. While I agree there is a city wide need for more housing options and wishful for more affordable housing I am uncertain of the future challenges we as neighbors will face with the building if this complex.

The traffic problems at this time are known by all in the neighborhood. I would like to know if city planning has reviewed this existing problem and if so, alert to future problems a 36 unit complex will hold.

I would appreciate learning what is proposed. I know the present speed limit is too high for the traffic or population this road carries. This is residential and all the additional traffic as a thoroughfare has not been accommodating to the present speed of 35 mph nor to the additional events and city wide activities presented at the Children's Museum, or the Snoopy Ice.

In my humble view, I see the City Planning Office putting the cart before the horse. There certainly seems to be a shortage of foresight applied in the building permits and end implications on the traffic or present populations. I am hopeful of your response to what I see as a large problem in allowing this complex to be built.

Respectfully,
Kathleen O'Brien

McKay, Conor

From: Val <[REDACTED]>
Sent: Wednesday, May 12, 2021 2:54 PM
To: Ross, Adam
Subject: [EXTERNAL] Project proposed for 1650 W. Steele Lane, Santa Rosa, CA

To whom it may concern:

This letter is to let you know that I am opposed to this project on Steele Lane for the following reasons:

1. Santa Rosa and Sonoma County in general has too much traffic. We don't need more population to be on our roads. This would also involve added law enforcement issues ie. traffic violations, crime, etc.
2. We already have a water shortage. We don't need more people here.
3. The crime rate would probably go up since this area is not one of the best to live in.

We just don't need more development in Sonoma County. We already have enough problems ie. cannabis growers wanting permits to grow a non essential crop. That will take up thousands of gallons of water not to mention all the other issues that will bring.

Thank you for hearing me out.

Valerie Conger

McKay, Conor

From: Kathleen O'Brien <[REDACTED]>
Sent: Saturday, May 15, 2021 9:38 AM
To: Ross, Adam
Subject: [EXTERNAL] 1650 West Steele Lane

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Ross,

This planned building is absolutely inappropriate in size and location. If the planning commission would spend one hour at the high traffic time the obvious traffic problems would certainly inspire some sense into the planners. Well, I do hope so.

There seems to be little attention to forethought in considering consideration the populace already living in the area. Again, little forethought or planning to one of the prideful tourist attractions in Sonoma County The Charles Schultz Museum, Snoopy Ice Rink and Children's Museum. This size building will create HUGE traffic problems and cause such a distraction to the tourist properties, reeking nothing but havoc. The lot, when vacant, was a terrible eyesore to the public and visiting tourist population, nothing more than an embarrassment to the city of Santa Rosa.

As I look around the city and see the building happening, I really wonder what qualifies the people on the "Planning Board" to be "city planners".

It is unfathomable to me that people who are considered specialists show such a lack of common sense. The transportation for anyone is great, but cramming a large unit like this in such a small residentially compacted area because it is close to the smart train... a train very few people ride, as it is expensive and goes nowhere.. (no one in low income will be using it, I know because I qualify as low income!)

The added traffic problems to this area and most I see in present building stages, Kiwana Springs road, Cleveland and College, are going to create major traffic problems in already highly congested areas. It seems no one is paying attention to this?

Maybe the planners should attend an event at the ice rink or the museum, and see what the traffic is like at that time! Or drive in the area of present building sites at peak times and see what the result will be, the chaos the large complexes will create.

It seems the "plan" is to take the populace who are in "lower earning incomes" and stack them like sardines, into high traffic areas, because they are close to transportation.... This is ludicrous and illogical.

Please do not use the transportation as the cop out, the train NO ONE uses and anyone in "lower income level" can't afford to ride it. The problems you create because there is no foresight applied, no long term vision only short fixes. This is not a low income opportunity when such a small percent of the units will qualify.

Or maybe the people on the board all live away from the congested areas. I have been held like a hostage in my own driveway, trying to get out to work but because of the non stop traffic, I could not even turn out of my driveway. During the fires, the congestion was maddening, everyone coming out from the winding crowded neighborhoods into the same major artery, West Steele Lane.

I cannot help but concur with what many people have said in years past and present, the planning board is all about money under the table and favors for friends!
Shame on all of you!

Re: [EXTERNAL] 1650 West Steele Lane

McKay, Conor <CTMcKay@srcity.org>

Wed 1/11/2023 10:20 AM

To: Kathleen O'Brien <mitzileen@gmail.com>

Hello Kathleen,

The Neighborhood Meeting was held at 5pm, and the Concept Design Review meeting started at 4:30pm with the item being presented closer to 5pm.

"I do hope there is a sincere opportunity to address the real long term and negative problems this proposed construction will have on this neighborhood."

The documented issues raised by the public so far are:

- Electricity-powered parking structure during power outage
- Design is not compatible with surrounding area
- Density is too high
- Increased traffic and high speed limit on W Steele
- Increased issues related to traffic violations and crime
- Residential development during prolonged drought
- Insufficient Parking

Please let me know if you have anything to add.

Thanks,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



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From: Kathleen O'Brien [REDACTED]
Sent: Friday, January 6, 2023 4:49 PM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: Re: [EXTERNAL] 1650 West Steele Lane

Thank you for the update regarding the time for the meeting on Jan.19, 2023.

Please correct me, but were the majority of the previous meetings also scheduled at time slots that were difficult for a working person to attend?

The time chosen makes it very difficult, if not impossible for regular working people to attend and voice a concern. The same people who will be dealing with the traffic congestion and continuing problems created by this project.

I share with you the feedback I have heard from the general public in regards to this topic; "The city is going to do what the city wants to do. This is not in their backyard" and comments that money talks.

Of course I was discouraged to hear such comments and would think some should be embarrassed.

Mr.McKay, I do hope there is a sincere opportunity to address the real long term and negative problems this proposed construction will have on this neighborhood.

With regards,

Kathleen O'Brien

On Wed, Jan 4, 2023, 8:27 PM McKay, Conor <CTMcKay@srcity.org> wrote:

Hello Kathleen,

The item is scheduled at the Zoning Administrator meeting on January 19th which will start at or after 10:30am. The meeting will be noticed as a Public Hearing: on site signage, Press Democrat notice, website posting, and postcards sent to neighbors within 1200 feet (which is twice the radius that is required by the Code).

Please note that there are six items on the agenda, which has not been built yet. I am not sure when the 1650 W Steele Ln project will be presented in agenda order.

Let me know if you have any questions.

Thank you,

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org

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From: Kathleen O'Brien <[REDACTED]>
Sent: Saturday, December 31, 2022 9:50 AM
To: McKay, Conor <CTMcKay@srcity.org>
Cc: Nicholson, Amy <anicholson@srcity.org>
Subject: Re: [EXTERNAL] 1650 West Steele Lane

Thank you for the information. It was unfortunate that I was unable to make either of the previous meetings due to the time set and my working hours. I was reviewing the information you recently shared regarding the meeting on 1/19. Several people I shared the information with could not see a time specified. Can you please inform me as to the planned time of the meeting on 1/19/.

I cannot afford to take off work to attend the meeting but I believe people from the HOA at the condominium complex will be able to attend.

Thank you,
Kathleen O'Brien

On Thu, Dec 29, 2022 at 12:25 PM McKay, Conor <CTMcKay@srcity.org> wrote:

Hello Kathleen,

The comments received so far by the public have been considered in the review of this project. Can you please let me know what questions you have or otherwise what information you are seeking?

Please spread the word about the project. Your assistance would be greatly appreciated in providing notice about the proposed project beyond the postcards that were sent for the Neighborhood Meeting that was held on January 15, 2020 and the Concept Design Review Board meeting held on March 5, 2020.

Each public comment received or signature signifying support or opposition to the project is considered equally; there is no threshold related to the number of comments received that affects the degree of seriousness with which Staff considers each comment.

Thank you,

Conor McKay (he/his) | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



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From: Kathleen O'Brien [REDACTED]
Sent: Wednesday, December 28, 2022 7:47 PM
To: McKay, Conor <CTMckay@srcity.org>
Subject: [EXTERNAL] 1650 West Steele Lane

I am requesting information that I may need in order to have this project reviewed and ultimately reconsidered.

What does the City Planning board need in order for our voices to be heard and taken seriously?

I intend to go door to door for signatures so the residents in the area will be heard. How many signatures would be needed in which we as residents who are opposed to this project will actually be taken into account?

Thank you,
Kathleen O'Brien

Re: [EXTERNAL] Re: 1650 W STEELE LN, SANTA ROSA

McKay, Conor <CTMcKay@srcity.org>

Thu 1/12/2023 9:02 AM

To: great6@sonic.net [REDACTED]

Hello Sonia,

Thank you for reaching out, and I hope the New Year is off to a great start.

According to the attached traffic study, the project would generate a total of 264 daily trips, with 17 trips during the morning peak hour and 20 trips during the evening peak hour. The project's proximity to goods and services, including the SMART train and CityBus, would facilitate a highly walkable environment for potential future residents.

That being said, there may be some practical delays for residents entering and exiting the site, primarily during these peak hours. The overall street design of this area can be challenging to navigate, but unfortunately that is the context the applicant must operate within. Additionally, the posted speed limit on W Steele Lane is 35mph but I have heard from neighbors that there have been issues with drivers creating unsafe conditions by exceeding this limit. This is also unfortunate. The applicant is making improvements to the Meadowbrook Court frontage and increasing visibility with streetlights, so I am hoping that some of these issues will be resolved in some capacity.

Please let me know if you have any further questions or comments.

Best,

Conor McKay (he/his) | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



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From: Sonia Taylor [REDACTED]

Sent: Friday, January 6, 2023 7:00 PM

To: McKay, Conor <CTMcKay@srcity.org>

Subject: [EXTERNAL] Re: 1650 W STEELE LN, SANTA ROSA

Conor, I was actually over in this area at the end of the year, and think it's generally a fine location for this housing. With the exception that W Steele Lane just is difficult, traffic-wise. I was trying to first turn left into the little shopping center adjacent to where this project will go, and then was trying to turn right out of that same shopping center, both using W. Steele Lane, and backed up traffic trying to get into the property, and had to wait what felt like forever to get out of the property.

Do you expect any difficulties for the tenants entering/exiting the property?

Thanks.

Sonia

Sonia Taylor


Re: [EXTERNAL] COMMENT-1650 W Steele Ln Apps

Michael F McCauley <bigbirdprimo@hotmail.com>

Thu 1/12/2023 11:03 AM

To: McKay, Conor <CTMcKay@srcity.org>

Thanks for your speedy reply, Conor.

Candidly, however, I don't believe a word of it. It's all theory described in language that's totally unreal. No one lives in our car-centric community according to this explanation.

Don't get me wrong. I hope to see the project approved and built. I support infill developments. And that seedy lot, directly across the street from Snoopy's Home Ice, has long been an eyesore. Build on it.

But the parking issue will haunt the neighborhood despite the policies, analyses, and guidelines applied by related agencies.

Good luck with the public hearing Jan 19.

Michael

"Until we are all free, we are none of us free."
— Emma Lazarus

From: McKay, Conor <CTMcKay@srcity.org>

Sent: Thursday, January 12, 2023 10:05 AM

To: Michael F McCauley <bigbirdprimo@hotmail.com>

Subject: Re: [EXTERNAL] COMMENT-1650 W Steele Ln Apps

Hello Michael,

Thank you for reaching out. I have received the following response from the project applicant and traffic engineer:

Standard parking demand rates published by Institute of Traffic Engineers (ITE) in Parking Generation, 5th Edition, 2019 were applied to the proposed project.

Since the project site is within one-half mile of the SMART station and within walking distance of the Coddington Mall and Transit Center, the land use "Multifamily Residential Housing (Low-Rise) in a Dense Multi-Use Urban Area within One-Half Mile of Rail Transit" (LU 220) was applied. Based on ITE rates, the 36-unit project would generate a peak parking demand of 39 parking spaces, which is three spaces more than the proposed parking supply, but 13 spaces fewer than required based on application of City code.

The proposed project includes a plan to provide unbundled parking, a measure to decrease parking demand and provide a cost saving option to tenants. Unbundled parking makes parking a separate option in lease agreements and allows residents to choose if they want to lease a parking space or not. Residential parking spaces are typically bundled into the lease amounts, so residents may not

realize the high cost of building, operating, and maintaining parking. A single parking stall constitutes about 12% of the rental fee for an apartment, according to national rental cost databases. Further, adding parking as a separate line item will help tenants understand the cost savings associated with reducing their parking needs.

This parking demand strategy is estimated to reduce parking demand by 10 to 15 percent based on the Metropolitan Transportation Commission (MTC)'s Reforming Parking Policies to Support Smart Growth.

To be conservative, applying the lower potential parking demand percentage decrease from unbundled parking (10 percent) the project would generate four fewer spaces than compared to ITE rates, for a total peak parking demand of 35 spaces. Compared to the proposed parking supply, the parking demand would be one less space than proposed with unbundled parking deductions applied.

Based on City requirements, the proposed parking supply would be deficient by 16 spaces. However, given the site's proximity to rail transit, application of ITE standard parking demand rates together with the project's proposed use of unbundled parking, the anticipated peak parking demand would be one space less than the proposed supply.

Under these assumptions, the proposed parking supply would be expected to be adequate to meet the project's demand.

Additionally, the State Housing Accountability Act establishes that a City review authority cannot deny a qualifying housing development based on deficient parking unless specific findings are made that the project would result in a public safety hazard.

Please let me know if you have any further questions or comments.

Conor McKay (he/his) | **Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



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From: Michael F McCauley [REDACTED]

Sent: Wednesday, January 11, 2023 1:28 PM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: [EXTERNAL] COMMENT-1650 W Steele Ln Apps

I will be unable to attend the virtual public hearing Jan 19 regarding the proposal for 1650 W Steele Ln. But I do have a question regarding the plans for this project.

The description states "a total of 36 parking stalls are proposed" for this "three-story, 36-unit multifamily affordable housing project."

In my experience, few families have just one vehicle. But the project seems to assume that all residents will have just a single vehicle.

Whenever I have walked past Meadowbrook Ct, it is regularly overcrowded. (No parking on W Steele Ln in that block.) Where will residents park second vehicles?

Michael McCauley
bigbirdprimo@hotmail.com

"Until we are all free, we are none of us free."
— Emma Lazarus